



FOR SALE | 6,084± SF FREESTANDING PROFESSIONAL OFFICE COLLEGE PARKWAY CORRIDOR



PROPERTY DESCRIPTION

- Location: 9111 West College Pointe Drive, Fort Myers, FL 33919
- S.T.R.A.P. # 16-45-24-44-00000.0001
- Building Size: 6,084± SF
- Year Built: 2002
- Zoning: MPD (Mixed Use Planned Development)
- Parking: 25 Shared Spaces
- Property Taxes: \$9,327.71 (2018)
- Association Fees: \$2,109.17 Quarterly

- Comments: This nicely appointed, freestanding, professional office building is for sale and is conveniently located in the Lake Pointe Commons Professional Center located along the College Parkway corridor. The building is made of concrete block with lots of natural light and windows surrounding all four sides. The building is also uniquely laid out with (2) private entrances to offer additional options for leasing a portion of the space if desired. The remainder of the building consists of (2) large conference rooms, (12) private offices, a large open work space, (4) his and her handicap restrooms and (1) private restroom with shower, (6) storage spaces and a large kitchen area.

The property is located within a Mixed Planned Development allowing for a wide range of office uses, with neighboring businesses including Chase and Iberia banks, Lee Health, Sheppard, Brett, Stewart, Hersch, Kinsey & Hill PA, Allure Hotel Suites, Publix at Southpointe Commons and RaceTrac just to name a few. The office can be easily accessed via McGregor Blvd. or at the lighted intersection of South Pointe Blvd. and College Parkway.

SALE PRICE: \$898,000 (\$147.60 PSF)
Showings By Appointment Only Please.



COMMERCIAL

For more information contact:
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Main Entrance / Reception/Showroom Area



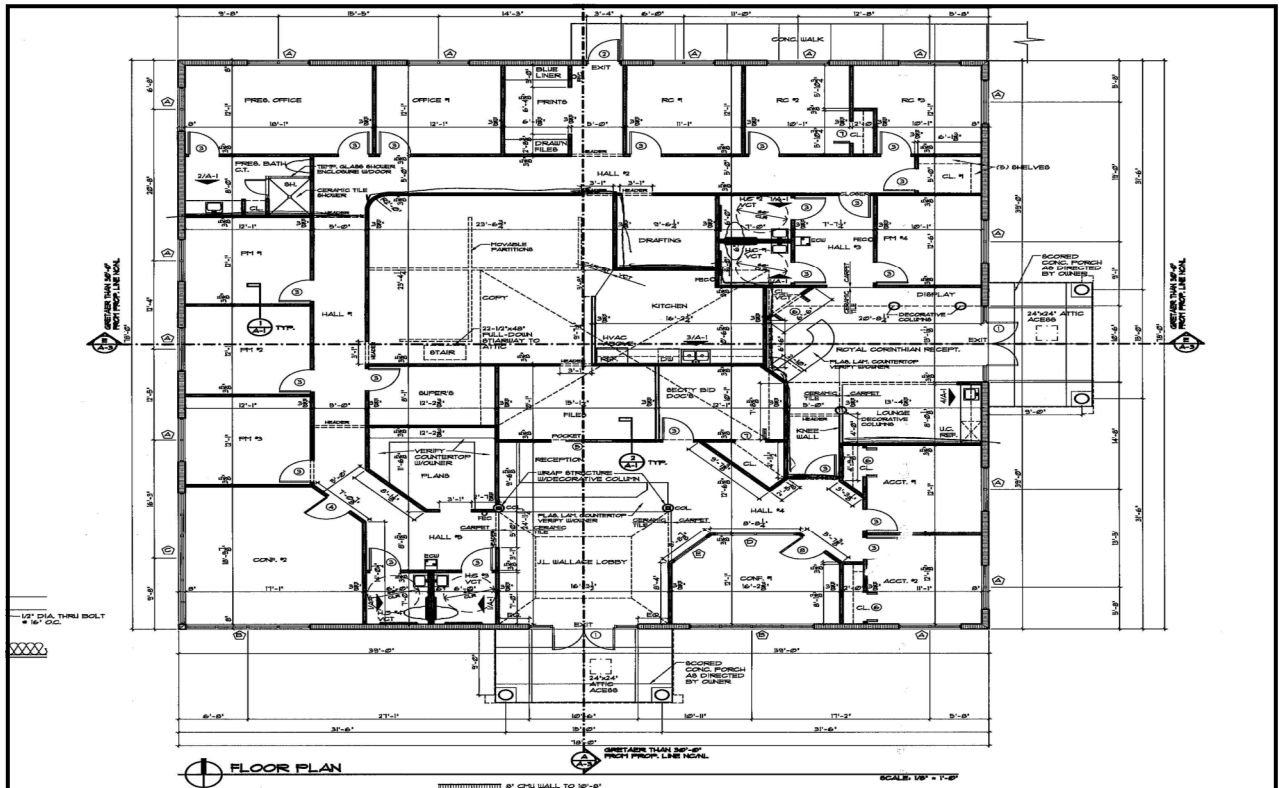
Second Entrance Reception Area



Kitchen



Conference Room



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